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Affordable Housing Task Force Recommendations**

Attachment 1

Item No.	AHTF Recommendation	Status/ Timing for Next Steps
1.a.	The Task Force adopted an estimate of housing need for the next ten years based on anticipated population growth and anticipated employment growth. The total housing need figure adopted for the 2003-2013 period is 113,696 of which 32,275 is past unmet need and 81,421 is projected future need during the next ten years.	Future Items Page 17
1.b.	The Task Force determined that it is an unrealistic expectation for San Diego to entirely meet its housing need during the next ten years. Therefore, a somewhat more modest overall housing goal of 84,147 units, or 8,415 per year, for that period was adopted. This figure was calculated by using the highest of three different annual housing need estimates from HCD, extrapolating that figure for ten years and assuming that 44% of regional housing need should continue to be met within the City of San Diego. The goal is further broken down by segments of the population such that 38% of the goal, or 3,197 units annually, should be for households with incomes at or below 80% of the Area Median Income.	Future Items Page 17
2.b.i.	Increase Redevelopment Agency (RA) Set-Aside from 20% to 35% for a total of \$17,500,000 per year.	0 - 3 Months Page 11
2.b.ii.	Increase the allocation of CDBG funds from 20% to 40% per year for a total of \$8,000,000 per year.	Future Items Page 18
2.b.iii.	Reestablish the Housing Trust Fund Commercial Fee (linkage Fee) to its original level for a total of \$7,000,000 per year.	0 - 3 Months Page 11
2.c.i.	Standardization of documents between agencies, such as loan documentation, due diligence reports and specific developer agreements.	Implementation Occuring/Complete Page 1
2.c.ii.	Delay payment of impact fees for affordable housing prior to final inspection or meter release.	0 - 3 Months Page 11
2.c.iii.	Full implementation of expedite process as described in Council Policy 600-27.	Implementation Occuring/Complete Page 1
2.d.i.	Increase the Transient Occupancy Tax from 10.5% to 12.5% for increased revenue of \$21,000,000.	Opposed at Committee Page 21
2.d.ii.	Create the equivalent of a 5% car rental tax for increased revenue of \$40,000,000.	Opposed at Committee Page 21
3.a.	In order to address the over \$2 billion infrastructure deficit in the City of San Diego, adopt a \$1 billion infrastructure bond paid for by an approximate \$11 per month parcel tax, which requires 2/3 voter approval.	3 - 6 Months Page 12
3.b.	Bond proceeds would be used for streets, sidewalks, park and recreation facilities, libraries and fire facilities. Funds would be distributed 70% to presently designated urbanized communities and 30% to planned urbanizing communities. This should be coordinated with the current fire and library financing plans.	3 - 6 Months Page 12
3.c.	To qualify for eligibility for these funds, communities must identify multi-family housing sites as described in the process below in 4.a.	3 - 6 Months Page 12
3.d.	Citizen task force should be formed using the Proposition MM approach to identify top priority facilities to be constructed in each community as referenced in recommendation 4.a.	3 - 6 Months Page 12
3.e.	The citizen task force should also develop a strategy for the two tax increases in conjunction with the infrastructure bond.	3 - 6 Months Page 12
3.f.	Development Impact Fees should be reviewed for urbanized communities in order to ensure that "growth pays for itself" by requiring new development to pay its fair share toward public facilities.	Implementation Occuring/Complete Page 1

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3.g.	Create an "Infrastructure Bank" where builders may opt to leave existing alleys which are paved with asphalt and pave an unpaved alley with either concrete or asphalt in the same community. The City would develop a map showing where alley, curbs, and sidewalks could be replaced in the various communities. Community planning groups can develop the list and establish priorities.	Future Items Page 18
4.a.	Direct each Community Planning Group to designate sites for 2,500 multi-family units over the next two and a half years. The community must participate to be eligible for infrastructure funding under the bond package. City Planners will assist the community planning group if the group is unable to identify these sites.	Future Items Page 18
4.b.	The City should work with community planning groups citywide to develop Master Plans and/or create and apply an "Affordable Housing Overlay Zone" targeting and prioritizing areas where affordable housing should be encouraged. Master Environmental Impact Reports for these targeted areas could be utilized to significantly simplify and expedite the environmental review process for all subsequent affordable/in-fill housing projects.	Future Items Page 19
4.c.	Direct CCDC to make 38% of new units affordable to households earning from 0 - 80% which emphasize sufficient square footage to accommodate families, of any composition.	Opposed at Committee Page 21
4.d.	Direct City staff to evaluate surplus public lands which are vacant or underdeveloped such as Rose Canyon operating station (21 acres) and Montgomery Field (528 acres) for the creation of affordable housing.	Implementation Occuring/Complete Page 1
5.a.	Affordable housing projects need to be provided with full utilization (with no additional City regulations) of the CEQA exemptions for projects of 100 units or less, priority building inspections, and maximum use of self-certification as follows:	Implementation Occuring/Complete Page 2
5.a.i.	Continue to allow Registered Civil Engineers to self-certify minor engineering approvals such grading permits and public improvements such as curb cuts, sidewalk repair, alley replacements.	Implementation Occuring/Complete Page 2
5.a.ii.	Allow licensed landscape architects to self-certify for landscape plan checks.	Implementation Occuring/Complete Page 2
5.a.iii.	Continue to allow City staff to contract with outside companies to provide inspection services.	Implementation Occuring/Complete Page 2
5.a.iv.	And continue to allow City staff to contract with outside companies to provide plan check for structural, electrical, and mechanical reviews when it takes longer than 30 days to check plans.	Implementation Occuring/Complete Page 3
5.b.	Parking ratios for affordable housing should be reduced pursuant to a parking study conducted over the next 90 days to build a universal standard. The study should include reviews of the impact on the community and accessibility. If there is a project with a lower parking need, a project applicant should be permitted to do a study to justify this lower ratio and allow City staff, after community planning group review, to approve the revised ratio.	Future Items Page 19
5.c.	Fully implement the expedite process (Council Policy 600-27) for affordable housing projects, including maximum use of the deviation process. Amend the recently adopted process to specifically include affordable senior and affordable adaptable housing as eligible for expedited permit processing.	Implementation Occuring/Complete Page 3
5.d.	Revise density bonus regulations to provide a 50% density bonus for eligible projects, including, but not limited to, projects in transit corridors and with proximity to other public services.	Future Items Page 20

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5.e.	Adopt an amendment to the Municipal Code to allow applications for Tentative Parcel Maps (subdivisions of 4 lots or less) to be acted upon in accordance with Process 1 (ministerial approval). This would only apply to projects exempt from CEQA.	Opposed at Committee Page 21
5.f.	Adopt an amendment to the Municipal Code to allow affordable housing projects to be acted upon in accordance with Process 2. The decision shall be made no less than 11 business days after the date on which the Notice of Future Decision is mailed to allow for sufficient time for public comment. This 11 business days minimum time frame for a staff decision will be extended by a period not to exceed an additional 20 business days to allow time for a recommendation by a recognized community planning group, if requested by the group's chair or the chair's designee.	Opposed at Committee Page 22
5.g.	Approve the fees required for the Affordable, In-Fill Housing and Sustainable Buildings Expedite Program, but base the fees on square-footage instead of per unit (currently \$500 per unit).	Opposed at Committee Page 22
5.h.	Reduce impact fees by 10% for all affordable housing projects affordable to households earning no more than 80 percent of average median income (AMI).	Opposed at Committee Page 23
5.i.	Direct staff to reevaluate development impact fees for multifamily residential development in order to charge more for larger and less for smaller multifamily units. Staff should report back on providing an alternative basis for applying fees, including utilizing the number of bedrooms or total square-footage of a dwelling unit. Fees to be reevaluated include Development Impact Fees (DIF), Facilities Benefit Assessments (FBA), Water and Sewer Fees, and any other capacity-based fees.	3 - 6 Months Page 13
5.j.	The City should support State legislation for adoption of the International Residential Code. Improved building codes can reduce building costs 7-14%. The International Residential Code is widely used throughout the country and it uses more modern technology than current California codes.	0 - 3 Months Page 9
5.k.	Encourage green power housing that meets energy star ratings and generates a percentage of projected electrical needs thus providing continuing low utility costs to enhance the affordability of the housing. City of San Diego needs to explore energy efficiency incentives that can help the developer to build a more efficient project. City of San Diego permit desk should distribute info to builders about these programs when they are submitting their project. Need to develop a handout for developers/builders.	Implementation Occurring/Complete Page 3
5.l.	Development Services should be completely overhauled from top to bottom within 3 years to make the recommended measures the norm for all projects. This recommendation can be implemented by monitoring the success of the Affordable/In-Fill Housing Program, which includes a specialized team of staff members whose primary goal is to process projects in half the time, and implementing this process for all projects Citywide.	3 - 6 Months Page 13
5.m.	Ensure that fees assessed by the Neighborhood Code Compliance Department represent full cost recovery and institute maximum punitive fees for property owners requiring repeat inspections.	Implementation Occurring/Complete Page 4
6.a.	Create a Housing Czar position in the City Manager's Office to focus on affordable housing to ensure recommendations of the Task Force are implemented. The position will coordinate all housing issues for the City, with a focus on affordable housing.	Future Items Page 20

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6.b.	Fully fund and staff the City's Land Development Code Update Team to implement necessary Code changes to add incentives and provide expedited review and processing for affordable/in-fill housing projects. If recommendation 8.B. below is implemented, landscape planners can be reassigned to the Code Update Team.	3 - 6 Months Page 14
6.c	Increase capacity of the Neighborhood Code Compliance Department and City Attorney's Office to target substandard housing through an increase in resources. Approximate cost is \$1,000,000 annually for 4 FTE for the Neighborhood Code Compliance for targeted inspections and 2 full-time attorneys and 2 investigative positions in the City Attorney's Office for more aggressive prosecution. The City Attorney should provide an annual report to City Council to document their prosecutorial efforts in this area. The increased resources are to be supported by the Rental Unit Tax currently deposited into the City's General Fund.	3 - 6 Months Page 14
7.a.	Amend the existing Preservation ordinance to require that Single Room Occupancy (SRO) Hotels constructed prior to 1990 must, when proposing demolition or change of use, provide at least 6 months relocation assistance for senior, disabled or low-income tenants (Adopted 13 in favor-4 opposed-3 absent) and either provide a one-for-one replacement of equivalently affordable units (replacement does not have to be in downtown) or pay an in-lieu fee of 100% of the cost of replacement of the converted or demolished units. (Adopted 10 in favor-6 opposed-3 absent-1 abstention.) The City should create a regulatory environment that gives incentive to construction of new housing serving SRO residents.	0 - 3 Months Page 9
7.b.	The following requirements should be applied to all unmapped (per State Map Act) condominium conversions:	
7.b.i.	Apply 10% inclusionary housing requirements on condo conversions	Implementation Occuring/Complete Page 4
7.b.ii.	Relocation assistance for seniors, disabled, and low-income households.	Implementation Occuring/Complete Page 4
7.b.iii.	Require that: (1) Property meet building and zoning requirements at the time it was built (2) Plumbing, mechanical, electrical systems be in good working order (3) Roof systems be inspected by a licensed contractor, or home inspector (4) Walls and roof have some insulation, or meet title 24 at the time of construction.	Implementation Occuring/Complete Page 5
7.b.iv.	Down payment assistance for tenants to encourage homeownership.	Implementation Occuring/Complete Page 5
8.a.	Use the existing community resource centers and appropriate community non-profit organizations to distribute information to the public regarding tenant and landlord rights. Incorporate into the lease of all City and Housing Commission restricted or subsidized units information referring tenants to community service centers for tenant's rights information.	Implementation Occuring/Complete Page 5
8.b.	Council should direct legislative staff to pursue and/or support the following legislative issues:	
8.b.i	Credit Reporting: (1) Pursue legislation that would require credit reporting agencies make copies of a tenant credit reports available to landlords for a specified amount of time, to eliminate the duplication of credit report charges (2) Pursue legislation that would prevent "unlawful detainer" labels on tenant credit reports when the eviction case has been dismissed. This would prevent an erroneous opinion that they are renters that the apartment industry would not want to rent to.	0 - 3 Months Page 10

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8.b.ii.	School Construction: (1) Pursue State legislation that would require the School District to replace the housing that is demolished to make way for the construction of new schools.	0 - 3 Months Page 10
8.c.	Good Cause Termination of Tenancy ordinance for all residents whose tenancy period exceeds 24 months with the following proposed language: "To terminate any periodic tenancy of at least two years in duration pursuant to California Civil Code § 1946, the lessor must serve, pursuant to California Code of Civil Procedure § 1162 or California Civil Code § 1946, a written notice stating good grounds upon which the lessor, in good faith, seeks to recover possession. If such statement of good grounds be controverted, the lessor shall establish its truth at the trial or other hearing."	Implementation Occuring/Complete Page 6
9.a.	25% of any and all public land, subsidies, redevelopment, collaborative funding mechanisms, bond proceeds, NOFA, etc. dedicated to affordable housing initiatives shall incorporate defined principles of universal design, accessibility for all, adaptability and visitability in all new housing, including townhomes. Should tracking measures show that there is little or no progress in number and percentages, then mandatory measures are recommended to be implemented.	Implementation Occuring/Complete Page 6
9.b.	Direct the Housing Commission, Planning Department and Development Services Department to provide information to developers regarding and encourage construction of units incorporating universal design.	Implementation Occuring/Complete Page 7
9.c.	Direct staff to track creation of adaptable housing projects in the City of San Diego and submit a status report to the City Council annually.	Implementation Occuring/Complete Page 7
9.d.	Expand the current Technical Advisory Committee's (TAC) responsibilities to devise and effectively increase accessibility and adaptability in townhomes and residential developments of three units or less. This Accessible Housing TAC will report back to the City Council with recommendations within 6 months.	Implementation Occuring/Complete Page 7
10.a.	The Inclusionary Housing Ordinance should exempt projects of 4 units or less.	3 - 6 Months Page 15
10.b.	The Inclusionary Housing Ordinance should continue to allow all projects, including "large-scale development" to pay the in-lieu fee for affordable units.	Implementation Occuring/Complete Page 7
10.c.	The Task Force voted that the structure of the shared- equity for the for-sale inclusionary housing units be changed from a 15-years buy-in period to a 30-year, straight-line amortization of the share in equity. In addition, the Task Force recommended that 3% simple interest be applied annually to the "price differential" between the initial purchase price and the appraised value at the time of purchase.	3 - 6 Months Page 15
10.d.	The Task Force voted to modify the geographic areas for off-site construction of inclusionary housing units to allow off-site units to be constructed within a 4-mile radius of the primary project rather than only locations within the same community planning area as the primary project.	Opposed at Committee Page 23
10.e.	The Task Force voted to allow developers to self-certify the eligibility of buyers' of units qualifying for the 150% AMI for-sale housing exemption for inclusionary housing. Developers would certify that buyers meet all requirements under the inclusionary housing program under penalty of perjury. Such certification would be submitted to the Housing Commission and subject to periodic audit.	3 - 6 Months Page 15
10.f.	The City Council should evaluate the Housing Commission administration fee (currently 11%) annually to ensure that it is consistent with actual staff requirements.	Implementation Occuring/Complete Page 8

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10.g.	Support legislative initiatives to protect local inclusionary housing ordinances.	0 - 3 Months Page 11